

WELCA MINUTES:

November 10, 2020 Annual Meeting

West Lochwood Christian Fellowship Building

I) Call to Order:

Meeting called to order at 7:05 pm.

A quorum was present with the following board members in attendance.

Present included: Earl Wilson, Mike Goddard, Amy Skinner, Lance Vogt, Dan DeMello and Jim Foster.

Excused Absence included: Gary Frey, Bill Stout, Lucidell Smoczyk, and Doug Mangles

II) Welcome Visitors: Jean McReynolds, Steve McReynolds, Thomas Hejl, Sandy McKinley, Andy Yarnell, Tyler Pittenger, Michael Iacino, Janice Wilson and Barry Kisselman

- Andy Yarnell performs the Common Area Maintenance for WELCA – he was introduced to the group by Jim Foster.

III) Secretary' Report: (Earl for Bill Stout)

Earl summarized and reported the October 6, 2020 minutes to the audience.

Approval of Minutes:

Action: A motion was made and passed to accept and approve the minutes from the October 6, 2020 meeting.

IV) Treasurer's Report:

November 10, 2020 WELCA Treasurers Report. Prepared by Jim Foster

Checking Balance: \$ 135.96

Savings Balance: \$ 10,341.17 includes \$.09 interest (\$1.41 in 2020)

Total Funds Available: \$ 10,477.13 as of November 10, 2020)

Includes: 355 paid members in 2020. Total Dues Pd. in 2020 = \$ 10,908.00

Beginning Balance 1/1/2020 \$ 9,325.20

Total October expenses: \$ 1,021.45

<u>2306</u>	<u>10/30</u>	<u>Alpha Graphics</u>	<u>483.89</u>	<u>November Newsletter</u>
<u>2307</u>	<u>10/30</u>	<u>Postmaster</u>	<u>173.56</u>	<u>Mailing for November Newsletter</u>
<u>2308</u>	<u>11/09</u>	<u>Andy Yarnell</u>	<u>100.00</u>	<u>Commons Upkeep</u>
<u>2309</u>	<u>11/09</u>	<u>Altitude Com m. Law</u>	<u>150.00</u>	<u>Legal Services</u>
<u>2310</u>	<u>11/09</u>	<u>US Postmaster</u>	<u>114.00</u>	<u>P.O. Box rental to 11/30/2021</u>

Dues Summary as of November 10, 2020

Filing	Homes	# Paid	Amount pd.	% paid 2020	% pd. 2019	% 2018	% 2017
4	219	122	3,785	56%	58%	63%	59%
6	161	70	2,164	43%	49%	48%	53%
7	106	43	1,290	41%	42%	44%	50 %
8, 8A	100	75	2,315	75%	75%	76%	84%
9	84	45	1,354	54%	55%	56%	64%
All	669	355	10,908.	53%	56%	58%	60%

2020: 355 dues paid = 53% : \$ 10,908.00

Approval of Treasurer's Report:

Action: A motion was made and passed to approve the November's Treasurer's Report

V) New Business

- **2020 WELCA Board Achievements:**
 - Developed a capability to hold Virtual (ZOOM) WELCA Board meetings to conduct business during Covid-19 Pandemic.
 - May, June, July, and August meetings held using Zoom Software – invitation via WELCA Website, and link posted to Lochwood Fellowship Church door.
 - September, October, November resumed meeting at Lochwood Fellowship Church.
 - Covid-19 caused WELCA Board to cancel Community Garage Sale, and Spring Clean-up events. To protect our community and Board members
 - Newsletter Distribution – review of the how WELCA has changed processes over the last several years to communicate and distribute the Newsletter to the community.
 - Review of Hand delivery via 14 different teams – Printing costs, and different distribution timelines
 - Email/electronic distribution – no cost benefit, but only 50% of community signed up, complaints on reading “another email”
 - Printer and distribution via printer and presorted marketing mail rate – costs more as WELCA pays for printing and mailing rate – but worth it to communicate with entire Lochwood Community.
 - Sign Policy: Review of the reason behind WELCA writing a sign policy for Election and Non – Election signs.

- Quick overview of the language and differences between Campaign/Election signs, and Non Political signs and the how Filings 4 and 9 differ from Filings 6, 7, 8 and 8A.
 - WELCA Sign Policy language under review by Altitude Law as approved by WELCA Board on October 6, 2020
 - Entrance Signs repair: Brief description and location of the entrance signs that are being repaired and repainted, and entrance signs areas being re-landscaped.
- **Election of Board Members:**
 - New WELCA Board members:
 - Jean McReynolds, Steven McReynolds, and Andy Yarnell volunteered and were elected to join the WELCA Board for 2021 – Thank you and Welcome to the Board!!
 - Returning 2021 WELCA Board members include: Mike Goddard, Jim Foster, Amy Skinner, Lucidell Smoczyk, Dan Demello, and Lance Vogt
 - Doug Mangles not present to ask.
 - Resigning from the WELCA Board are: Gary Frey, Bill Stout, and Earl Wilson
 - Officers will be elected at the December meeting.
- **Summary of Annual Report:**
 - Earl stepped through the 2020 Annual Report discussing all topics. Please see Annual Report for details on WELCA website – www.welca-hoa.com
 - 2020 Community Activities: Due to Covid – 19 the community garage sale and spring clean-up events were cancelled. WELCA was able to hold the fall clean-up event and the Christmas Decoration Contest.

VII) Old Business

- Covenant Enforcement Successes – Earl reported on the addresses and issues that have been resolved between homeowners and the WELCA Covenants Committee.
 - Additionally how we work with Jefferson County Zoning on some covenant violations. They have helped resolve 7 weed violations and 3 clutter/junk violations in 2020.
- Questions were raised about a couple of properties in Filing 8
 - 1814 South Queen Way – trailer being stored in driveway. Earl to write covenant letter
 - 1824 South Queen Way – fence posts in yard w/o fence – Earl to talk to homeowner – no covenant violation of Filing 8 covenants
 - 1715 South Queen Way – Dirt strip by driveway in front yard, and equipment.
 - Response – Earl has talked to homeowner in past. Equipment is behind a privacy fence when not in use, and the dirt area is slowly being re-landscaped – it used to be a larger pile of dirt.

Covenant Issues:

- (Filing 9) 11422 West Louisiana Avenue – Abandoned?
 - Action – Looks like area has been cleaned-up from tall weeds. Amy reported that it may be rented out soon.
- (Filing 6) 11341 West Florida Ave – Mattresses stacked on side of house
 - Action – Earl sent first letter on 8/23/2020. Second letter 9/28/2020 to renter. Third letter sent to Homeowner on October 19th. Jean McReynolds reported the mattresses as gone on 11/10/2020 – Action closed.
- (Filing 4) 1883 South Owens Street – Large trailer in driveway
 - Action: Mike Goddard spoke with homeowner who will build 6 foot fence by spring of 2021 to conceal their trailer. The owner is upset with the below owner about his stuff falling over fence onto his property. Action considered closed till spring.
- (Filing 4) 1870 South Parfet Court – Clutter in side yard facing South Owens Street
 - Action: Clutter from yard visible from Owens Street – Earl sent letter 8/23/2020 and has notified Jefferson County. Emailed follow up that said they would clean-up porch area. Earl to send letter to begin fining process.
 - (Filing 7) 10918 West Arizona Ave – RV parked in side yard (needs to be behind fence), unlicensed vehicle in street, up to 13 cars parked at one time.
 - Action: Earl to write letter about RV to homeowner, report unlicensed vehicle to sheriff and seek answers about number of cars from Jefferson County sheriff and zoning. As a side note it was reported that someone maybe living in the RV.

Follow-up on website plaque discussion (welca-hoa.com) on Entrance signs

- Jim Foster to give Dan Demello the contact information for Jim Kopp who has made entrance signs for WELCA in the past.
- Roundtable Discussion:
 - Future Direction for WELCA and the Board of Directors and Officers: I believe the future is positive for WELCA with a good budget, and new people and new ideas coming on board.
 - How do we generate community interest in serving on the WELCA Board? Or how do we promote the Board as a positive and vital part of the community? The following ideas were discussed.
 - The colored Newsletter is grabbing people's attention.
 - Possibly add "Venmo" or similar technology as an option for paying dues
 - Use Facebook or other Social Media to promote WELCA and WELCA Activities
 - Would need a Board member familiar with social media
 - Mike Goddard and Jean Mc Reynolds to investigate this option.
 - Host virtual (zoom) meetings at the same time as live meetings.
 - May have to have a board member monitor and run the virtual meeting while President conducts live meeting.
 - Post pictures or video of events on website for homeowners

- Update website for a more modern look
- Do we want additional Community Outreach events in Lochwood? - Examples from the past are that WELCA used to have Halloween, Easter events etc.
 - New Ideas and Suggestions included: a winter and spring or Summer Celebration events that have a more generic label that is less offensive, and more welcoming.
 - Have Food Truck vendors at these celebrations events
- Additional Maintenance
 - Nothing new mentioned
- Christmas Lighting Contest: (Jim Foster)
 - Jim explained how the event is December 12 and how WELCA judges the event
 - 3 winners on North Side of Florida
 - 3 winners on South side of Florida
 - Dan, Amy and Jean volunteered to help judge the contest.

Adjourn

X) **Adjourn**: Meeting adjourned at 8:40 p.m.